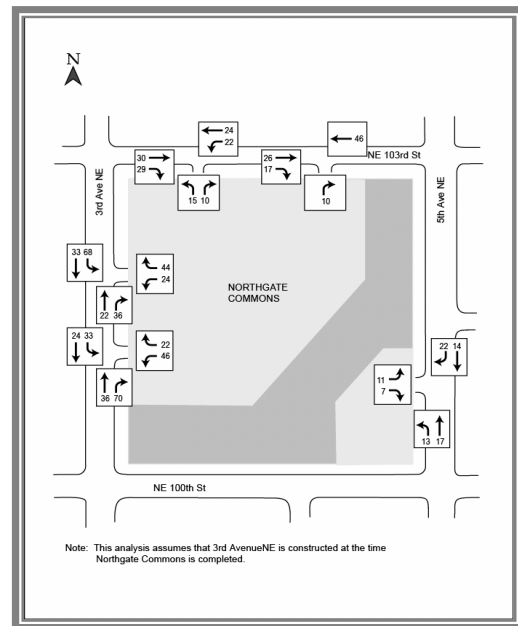


## ***Traffic Impact Study***

A traffic study was completed in 2004 to assess the traffic impacts associated with the development of the Northgate Commons, a mixed-use residential and retail project located in the Northgate area of Seattle, Washington. The project site is located in the southwest of the NE 103rd Street & 5th Avenue NE intersection, also known as the South Lot area.

This study analyzed the short-term impact of the Northgate Commons project under existing (2004) and future traffic conditions (2008). Eleven area intersection were studied in the Northgate Area along with the five proposed driveway sites. The study's focus was on the impact of the project on the transportation system during the height of the afternoon peak hour (4:30 PM-5:30 PM).



Major Findings of the study included:

- In 2004, all intersections operate at acceptable levels during the PM Peak hour period.
- The project would add approximately 479 new trips to area roadways during the PM peak hour – or about 8 vehicles per minute on average.
- In 2008, with the completion of the Northgate Commons project, all study intersections would continue to operate at acceptable levels.
- The Northgate Commons project passes the concurrency test for development as established by the City of Seattle.

The following actions are proposed to mitigate the traffic impacts associated with the Northgate Commons Project:

- A restriction on vehicle access to and from the north-east driveway on NE 103rd Street to right-in and right-out movements only.
- Construction of 3rd Avenue NE between NE 100th Street and NE 103rd Street. King County has secured a grant for the construction of this St. The project applicant would provide the eastern half of the proposed street right-of-way to the City.
- The applicant will contribute a pro-rated share of the cost of a traffic signal at the 3rd Avenue NE and NE 103rd Street intersection.